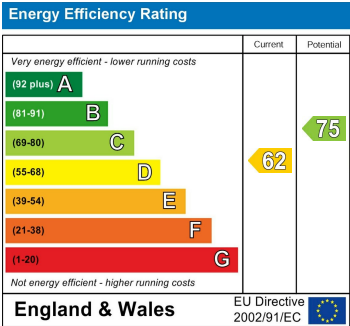


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Tile Hill Lane
CV4 9DJ



£249,950 Offers over | Bedrooms 3 Bathrooms 1

This immaculate three bedroom 1950's single bayed semi detached home situated on a corner plot and within easy reach of local shops, amenities, the A45 giving access to the motorway links and Warwick University.

This lovely property comprises of a entrance porch, spacious lounge diner with a feature electric fire, a larger than average kitchen/diner with wall and base units, cooker/gas hob and space for a fridge and washing machine. There is a also a conservatory with a sunny aspect positioned at the side of the property.

On the first floor you will find two double bedrooms both featuring built in wardrobes, a good size single bedroom and a modern family bathroom with thermostatic shower.

Outside to the front of the property is a large landscaped garden with double gated side access leading to the garage (providing the option for off road parking)

The garden to the rear is fully landscaped with a separate brick built detached garage with an up and over door. This wonderful home must be viewed to appreciate the size and space this property has to offer.



GROUND FLOOR		Bedroom One	13'3 x 11'6
Entrance Porch		Bedroom Two	12'3 x 11
Hallway		Bedroom Three	8'10 x 6'2
Lounge/Diner	19'6 x 11'8	Family Bathroom	8'4 x 6'8
Kitchen/Diner	12'7 x 18'2	Garage	10'2 x 18'10
Conservatory	10 x 9'1		
FIRST FLOOR			